



Large 4-bedroomed stone house with 2 independant apartments and outbuildings 40 minutes south of Bordeaux

In a quiet environment yet close to all amenities, the property consists of a beautiful 1850's stone house, 2 independant apartments, a large barn (tobacco barn) and a pool on 3600 m² of land. Great potential for B+B.

Town: La Reole
Dept: Gironde
Plot size (m2): 3600
Habitable (m2): 460
Bedrooms: 6
Bathrooms: 4
Agent: Ali Wright

ali@leggett.fr

DBG4485.pdf

€ 455 800

A stone-built 1850's house with an extension built in the 1970's. The house consists of four large bedrooms and includes:

- On the ground floor:

an entrance, a 15m² kitchen, a 25m² dining room, a 55 m² living room, a 38 m² billiard room, a large double bedroom, a beautiful tiled bathroom, a shower room, separate WC, a large dressing room, a large utility room, a cellar and a large boiler room.

- On the first floor:

Three large bedrooms and a room of 100m² that could easily be converted into additional bedrooms and bathrooms.

The ground floor of the house was partially redecorated in 2000 and is very bright, functional and cosy, while the first floor is a blank canvas waiting for someone's creativity to highlight all the old features (fireplace, parquet floor and wooden doors).

Other features include: An oil boiler, a large fireplace in the living room, excellent insulation and wooden shutters.

1 BEDROOM APARTMENT

The apartment is completely independant from the house. It consists of a living room, a bathroom, a corner kitchen, 1 bedroom, a very large covered terrace, a garage and a large cellar.

The apartment was reburbished a few years ago and is in good condition. . . .



St Emilion

6 Place Bouqueyre, 33330, St Emilion

TEL: 08700 11 51 51 email: info@frenchestateagents.com